

**8-F-24-PA
COMPREHENSIVE LAND USE PLAN MAP**

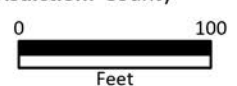
Petitioner: Graham Corporation

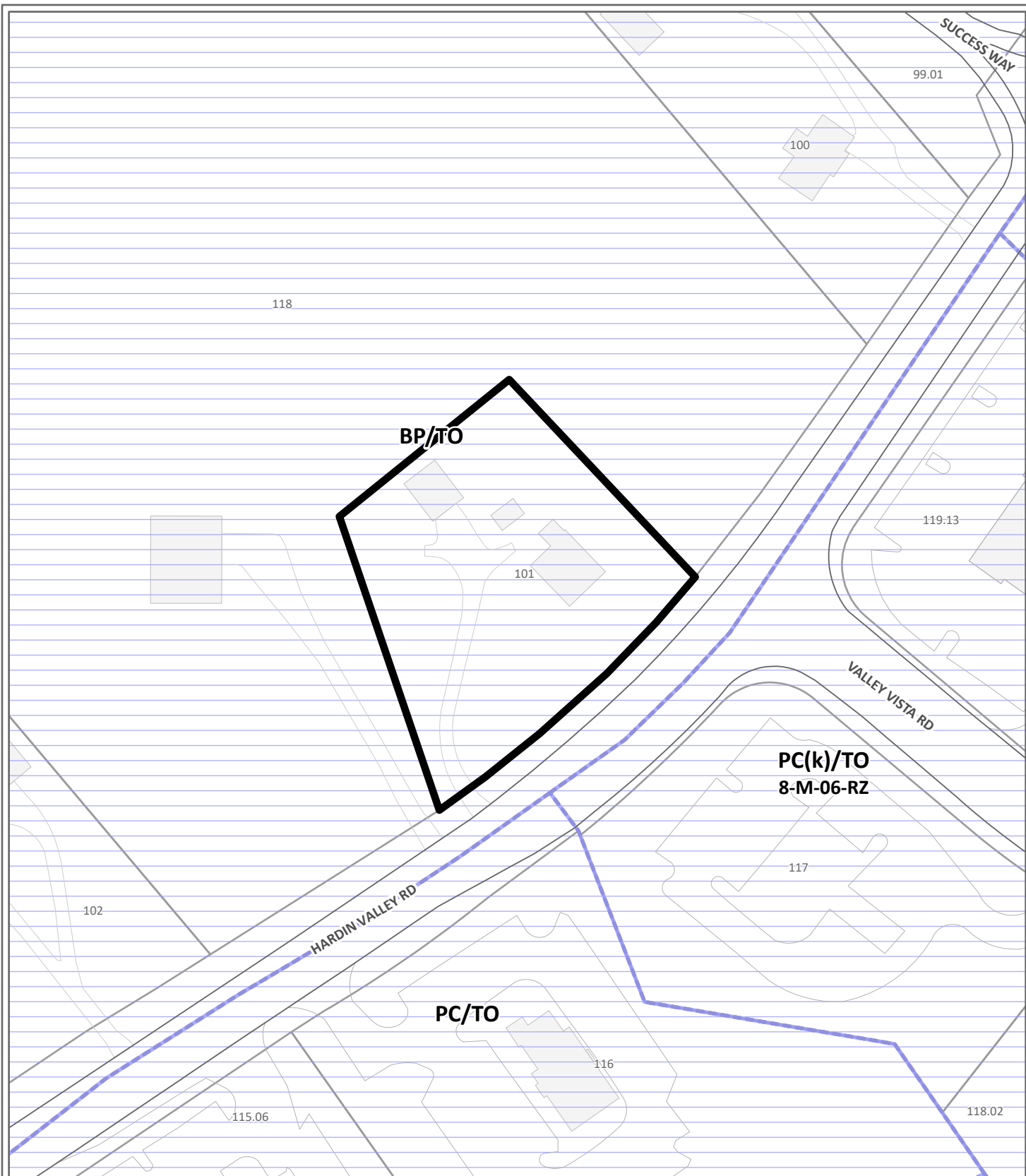


From: RA (Rural Agricultural)
To: CC (Corridor Commercial)

Map No: 103
Jurisdiction: County

Original Print Date: 7/10/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

8-L-24-RZ

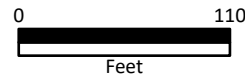
Petitioner: Graham Corporation



From: BP (Business and Technology Park), TO (Technology Overlay)

To: CA (General Business);TO (Technology Overlay)

Map No: 103
Jurisdiction: County





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Graham Corporation

Applicant Name Affiliation

6/24/2024

8/8/2024

8-F-24-PA / 8-L-24-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Tim Graham Graham Corporation

Name / Company

2300 Old Callahan Dr Knoxville TN 37912

Address

865-693-7000 / tg@grahamcorporation.com

Phone / Email

CURRENT PROPERTY INFO

Estate of Doris Offord

10801 Hardin Vly

Owner Name (if different)

Owner Address

Owner Phone / Email

10801 HARDIN VALLEY RD

Property Address

103 101

1.02 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

West Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Hardin Valley Rd and Valley Vista Rd

General Location

City

Commission District 6

BP (Business and Technology Park), TO (Technology Overlay)

Single Family Residential

County

District

Zoning District

Existing Land Use

RA (Rural Agricultural)

Planned Growth Area

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	CA (General Business); TO (Technology Overlay) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	CC (Corridor Commercial) Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,650.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 2	
	Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: Graham Corporation Please Print Date: 6/24/2024

Phone / Email: _____

Property Owner Signature: Estate of Doris Offord Please Print Date: 6/24/2024



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Graham Corporation

Option Holder

Applicant Name

Affiliation

6-21-24

8-08-24

File Number(s)

Date Filed

Meeting Date (if applicable)

8-L-24-RZ
8-F-24-PA

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Tim Graham

Graham Corporation

Name

Company

2300 Old Callahan Drive

Knoxville

TN

37912

Address

City

State

ZIP

(865) 693-7000

tg@grahamcorporation.com

Phone

Email

CURRENT PROPERTY INFO

Estate of Doris Offord

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10801 Hardin Valley Road

103 101

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 _____ Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- Zoning Change
 CA
 Proposed Zoning _____
 Plan Amendment Change
 Corridor Commercial (CC)
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request
 Amendment Request (*Comprehensive Plan*)

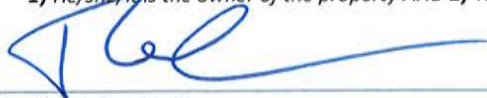
ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
	\$1,650.00
Fee 2	
Fee 3	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct:
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent



Graham Corporation

6-21-24

Applicant Signature

Please Print

Date

(865) 693-7000

tg@grahamcorporation.com

Phone Number

Email

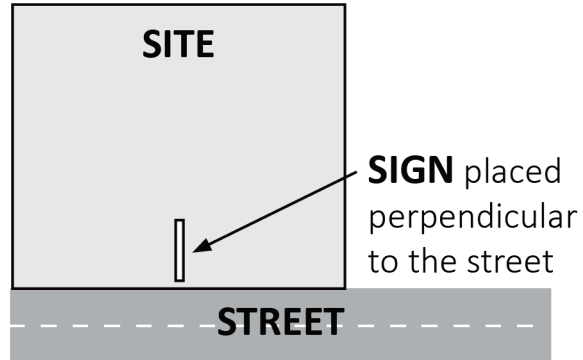
06/24/2024

Property Owner Signature

Please Print

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 07/26/2024 _____ and _____ 08/09/2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Graham Corp

Date: 06/24/2024

File Number: 8-F-24-PA & 8-L-24-RZ



Sign posted by Staff



Sign posted by Applicant